

# Memo

**To:** Phil Tripp  
**From:** Pat O'Mahony, Associate Planner; 910-341-0189  
**CC:** File;  
**Date:** 1/25/2021  
**Re:** Pine Valley C.C. TRC Rev. 1

---

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Pat O'Mahony	Planning, Plan Review	Comments attached
Richard Christensen	Engineering	Comments attached
Robert Bentfield	Fire	No further comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Pat O'Mahony- Planning

- Provide gross square footage of the entire structure and show the percentage increase of the new addition.
- Provide foundation planting calculations to ensure compliance for the new addition

Engineering has reviewed the plans for the Pine Valley Country Club project submitted December 23, 2020 for TRC review and have the following comments:

**Stormwater Management Permit Application Form**

1. IV. Project Information: #8: Delete the square footage of impervious pavement (730sf) and enter it in the Buildings/Lots entry box.
2. V. Submittal Requirements: #8: Please provide a brief narrative detailing the scope of the project work.

Please call or email if there are any questions. Thank you.

Project Name: **PINE VALLEY COUNTRY CLUB**  
Formal TRC Date: **01.28.2021**  
Reviewer Name: **Mitesh Baxi**  
Reviewer Department/Division: **PDT/Traffic Engineering**

---

**BASE INFORMATION:**

- Coordinate with Engineering division for any variance to the technical standards.

**TECHNICAL STANDARDS – PARKING:**

1. Site plan shows few 16.5' in length parking spaces. If these are small vehicle spaces, please indicate the proposed small spaces in the site data. However, small vehicle parking spaces must not exceed 25% of the required parking. Small vehicle parking spaces shall be designated by proper signage alerting drivers to the limitation of space size. [\[Sec. 18-529\(c\)\(4\)\(b\) CofW LDC\]](#). If these are standard length spaces, ensure the curb height not more than 4" to allow 2.5' vehicle overhang [\[Page 7-20 of CofWTSSM\]](#). Label it accordingly.

Please let me know if you have any questions or if I can be of further assistance.

Project Name: **PINE VALLEY COUNTRY CLUB ADDITION**

TRC Date: **01.28.2021**

Reviewer Name: **BILL McDow**

Reviewer Department/Division: **PDT/Transportation Planning**

---

**TECHNICAL STANDARDS:**

1. Please send an email or letter to Engineering requesting the variance for exceeding the maximum length of a private drive/ parking lot, (the 500'/800' rule pertaining to the maximum length of a private drive/parking lot). [[Chapter VII , C \(4\), pg 7-15 to 7-16 CofWTSSM](#)].
2. No Further Comments.

**Project:** Pine Valley Country Club Expansion  
**TRC Meeting Date:** 1/25/21  
**Reviewer:** Anna Reh-Gingerich  
**Department:** Stormwater Services

To Whom It May Concern:

The Pine Valley Country Club Expansion project falls within the Hewletts Creek Watershed, which is an SA classified waterway that is currently listed on the State's 303(d) list as impaired due to high counts of fecal coliform bacteria and is unsafe for shellfish harvest. This watershed has a voluntary watershed restoration plan in place to encourage practices that will reduce the volume of stormwater that can transport bacteria and other pollutants into Hewletts Creek.

Link to the plan: [Bradley and Hewletts Creeks Watershed Restoration Plan](#)

My comments:

1. Incorporate pervious materials, if possible and if the soils allow, into areas where the asphalt is being removed for repairs to reduce the amount of stormwater runoff being generated and provide areas for infiltration. Sidewalk areas would also work with pervious materials.
2. Incorporate native plants wherever possible. Native plants require less maintenance than non-native plants to grow successfully since they are already acclimated to local conditions. There are a lot of great options in this booklet, including trees, flowers, shrubs, and groundcovers:  
<https://ncwildflower.org/handouts/Coastal-Landscaping-Guide-Book.pdf>
  - Consider a dwarf variety of *Magnolia virginia* to use in place of camellia sasanqua kanjiro.
  - Consider Inkberry, *Ilex glabra*, or highbush blueberry, *Vaccinium corymbosum*, as alternatives for *distylium* blue cascade and/or nandina gulfstream (berries are toxic to birds).

Thank you for the opportunity to review! Please do not hesitate to reach out to me if you have any other questions or would like to explore other ways to improve infiltration on-site.

Thank you,

Anna Reh-Gingerich  
Interim Watershed Coordinator - Heal Our Waterways Program  
City of Wilmington Stormwater Services  
209 Coleman Drive  
Wilmington, NC 28412  
Ph: 910-765-0629 | Fax: 910-341-7832  
[anna.reh-gingerich@wilmingtonnc.gov](mailto:anna.reh-gingerich@wilmingtonnc.gov)  
[www.healourwaterways.org](http://www.healourwaterways.org)



Follow HOW on Facebook or Twitter:  
[facebook.com/healourwaterways](https://facebook.com/healourwaterways)  
[@HealRWaterways](https://twitter.com/HealRWaterways)